

Envisioning a Music Row Code

Stakeholder Meeting #1

February 28, 2017



Meeting Purpose

“Envisioning a Music Row Code as a tool for fostering growth while protecting the history of Music Row”

Meeting Agenda

Welcome and Introductions

Part I: Planning Process, Policy and Zoning

Part II: Case Studies and Examples

Part III: Visioning Session

Next Steps



Part I:

Planning Process, Policy and Zoning

Headlines



ttoni, Tuck Hinton

Real Estate Notes: February start slated for Music Row office building

Also: Music rehearsal facility eyed for Donelson; RE/MAX looks at 2017

Will Nashville Preserve Music Row or Tear It Down?

BY — FEB 10, 2015 7 AM

STEVE CAVENDISH

CITYFIXER

Nashville's Fight for Music Row

With rampant development threatening the historic district, Music City is stepping up with a plan to preserve it.

EILLIE ANZILOTTI | [@eillieanzi](#) | May 24, 2016 | 2 Comments

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A scene from Music Row in the 1970s. (Metro Nashville Archives/The National Trust for Historic Preservation)

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s see what you mean about preserving Music Row.

ing before the Metro Planning Commission on Thursday
set of houses on 16th Avenue and build this:



Hold placed on demolition of historic Music Row recording studio

[Getahn Ward](#), [gward@tennessean.com](#) Published 3:33 p.m. CT Jan. 10, 2017 | Updated 9:57 p.m. CT Jan. 10, 2017

The J.E. Gilmore House at 823 19th Ave. S. was converted from a residence into Studio 20 in 1981



A hold has been placed on a request for a permit to demolish this recording studio at 823 19th Ave. S.
(Photo: Davidson County Assessor of Property)

Planning Process Background

January 2015

Music Row designated a National Treasure by the National Trust for Historic Preservation

April 2015

National Trust begins documenting history of Music Row

October 2015

National Trust released draft report of findings



February 2015

Planning Commission places pause in rezoning properties pending further study

October 2015

Planning Department began Music Row Detailed Design Plan process

January – April 2016

National Trust & Randall Gross Development Economics conduct and release study



June 2016

Planning Commission released Draft Music Row Detailed Design Plan

December 2016

Planning Commission adopted Music Row Detailed Design Plan

Music Row Detailed Design Plan

- Adopted 12/8/16
- Vision
- Guiding Principles
- Policies
- Goals
- Recommendations



MUSIC ROW DETAILED DESIGN PLAN

Guiding Principles

(As outlined in the Music Row Detailed Design Plan)

- Preserve Music Row's character
- Reuse of existing buildings
- Manage tourism
- Encourage creativity and collaboration
- Preserve and enhance the streetscape

Other Initiatives

(As outlined in the Music Row Detailed Design Plan)

Partnerships

- Historic Nashville, Inc.
- Metro Historical Commission
- Music Industry Coalition
- Music Row Neighborhood Association
- Nashville Convention and Visitors Corporation
- National Trust for Historic Preservation

Public-Private Initiatives

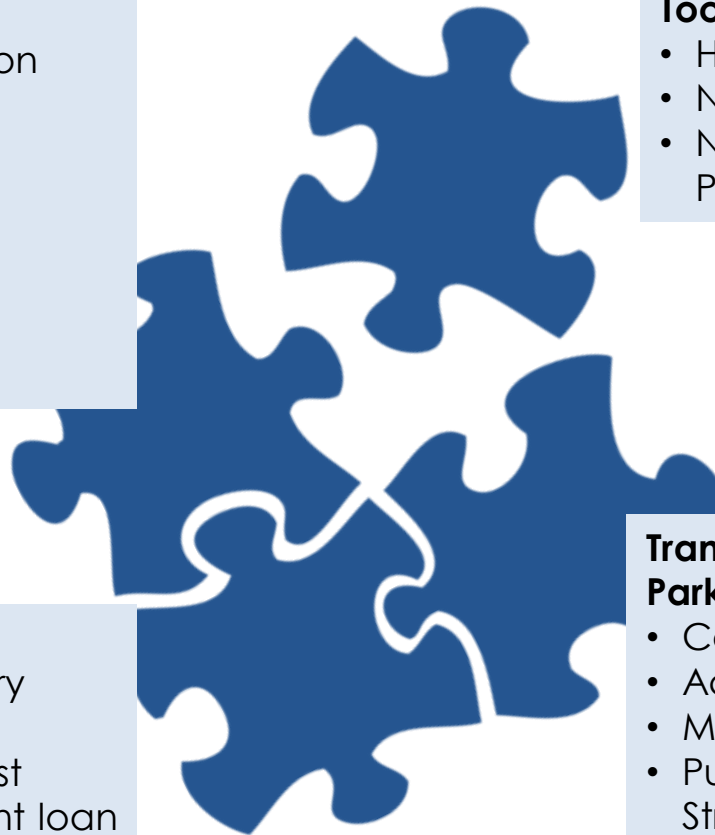
- Music Row Cultural Industry District
- Music Row Investment Trust
- Metro or State government loan guarantee program to assist smaller music businesses
- Cultural Legacy Music Row Business Fund

Designations, Incentives and Tools for Historic Preservation

- Historic Zoning
- National Historic Landmark
- National Register of Historic Places and Eligible N.R.

Transportation, Infrastructure, & Parks Conversations

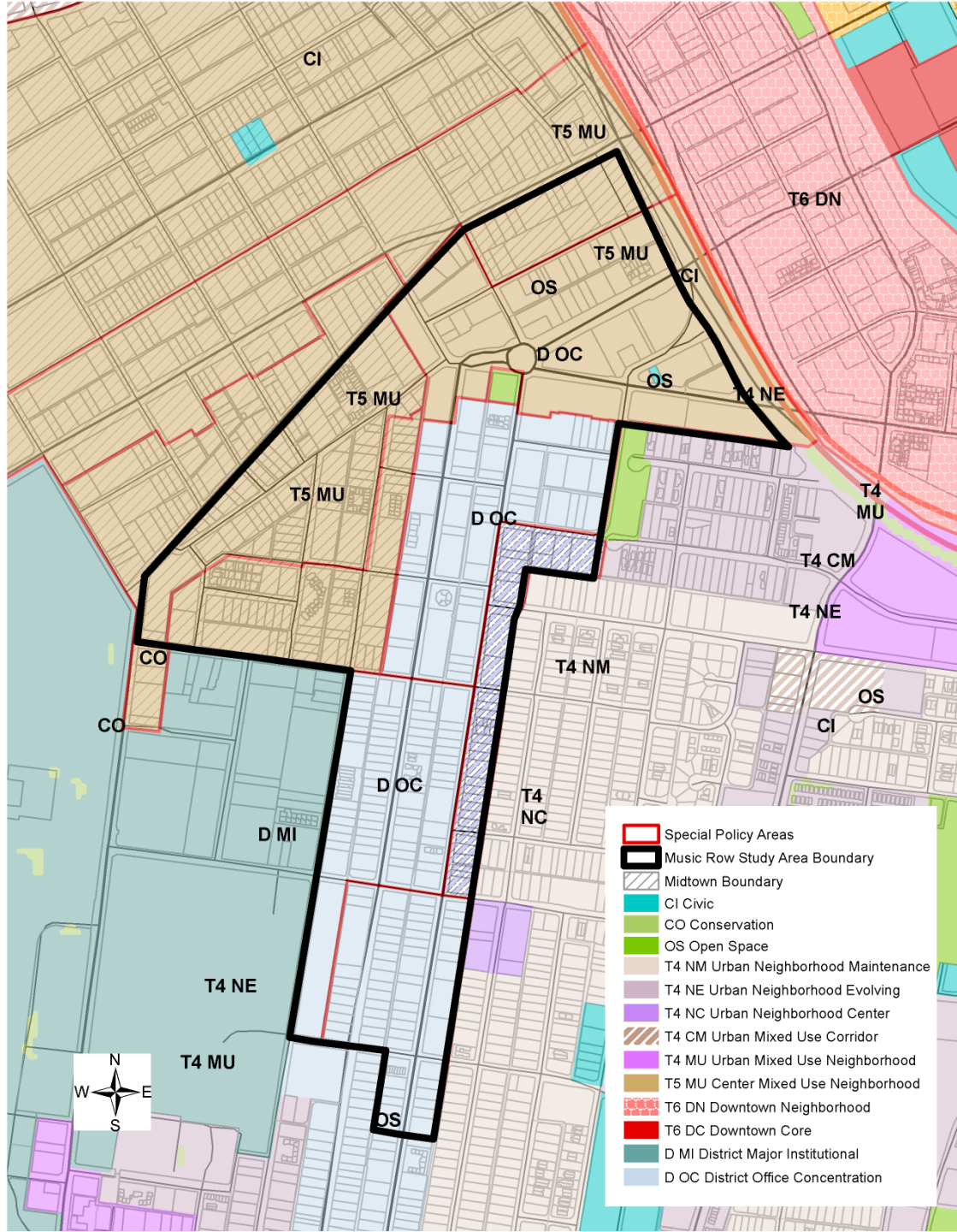
- Complete Streets
- Access Nashville 2040
- Major and Collector Street Plan
- Public Works WalknBike Strategic Plan
- Metro Parks Plan to Play Strategic Plan
- Capital Improvements Budget and Capital Spending Plan
















Special Policies

(As outlined in the Music Row Detailed Design Plan)

-  Music Row Study Area Boundary
-  Special Policy Areas
-  Midtown Study Area
-  CI Civic
-  OS Open Space
-  TR Transition
-  T5 MU Center Mixed Use Neighborhood
-  D OC District Office Concentration



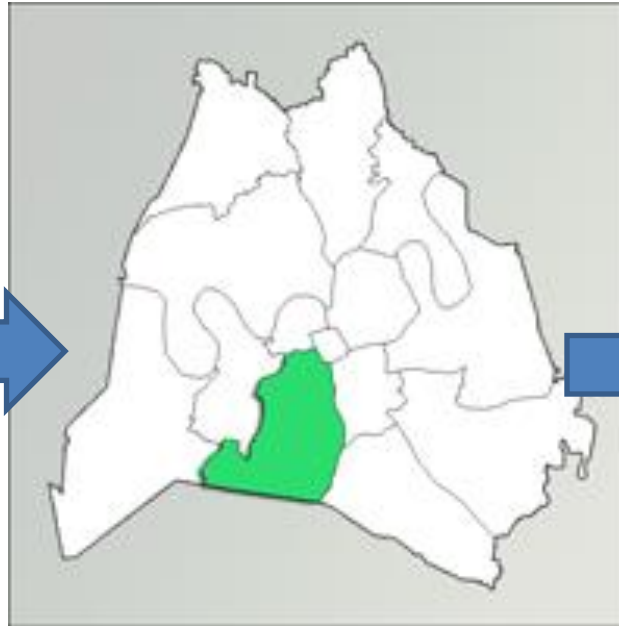
-  Special Policy Areas
-  Music Row Study Area Boundary
-  Midtown Boundary
-  CI Civic
-  CO Conservation
-  OS Open Space
-  T4 NM Urban Neighborhood Maintenance
-  T4 NE Urban Neighborhood Evolving
-  T4 NC Urban Neighborhood Center
-  T4 CM Urban Mixed Use Corridor
-  T4 MU Urban Mixed Use Neighborhood
-  T5 MU Center Mixed Use Neighborhood
-  T6 DN Downtown Neighborhood
-  T6 DC Downtown Core
-  D MI District Major Institutional
- D OC District Office Concentration

What is Policy?

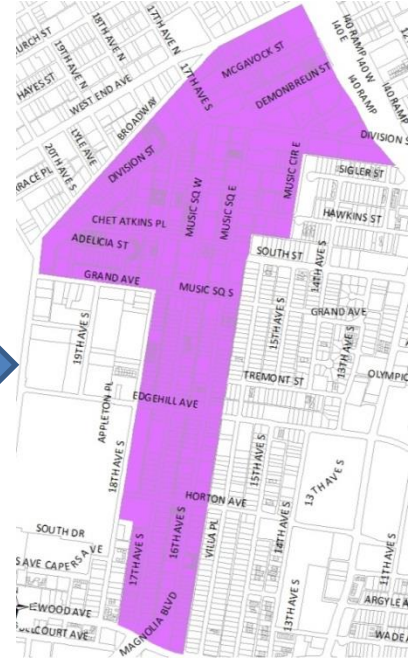
Policy provides guidance for future land use decisions.



Countywide Level:
e.g.) Growth &
Preservation Concept
Map



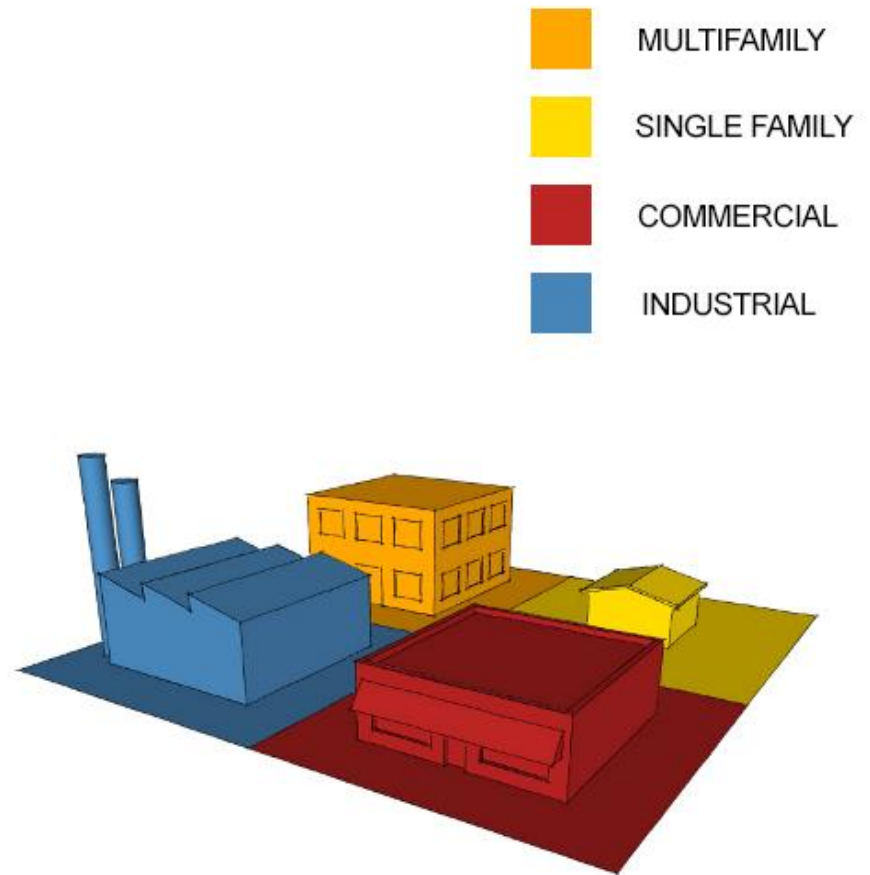
Community Level:
e.g.) Green Hills-
Midtown
Community Plan



Small Area Level:
e.g.) Music Row
Detailed Design
Plan

What is Zoning?

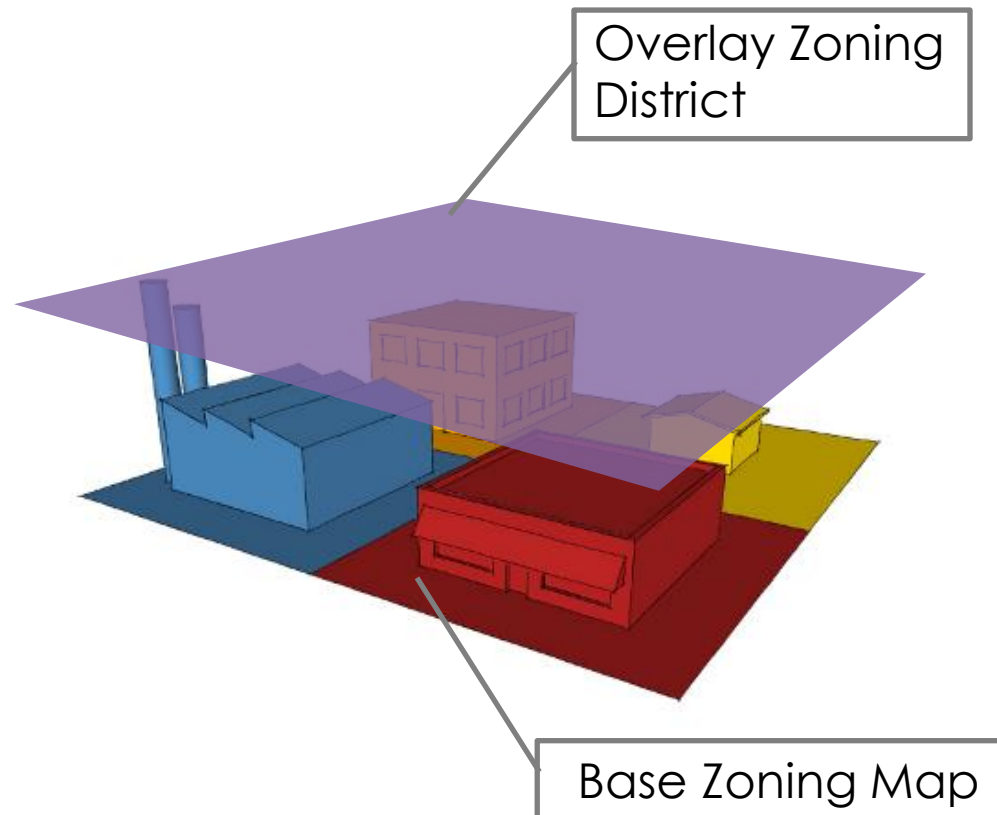
- Law, or a set of rules, that governs how land is used and developed.
- Traditionally, land is classified into districts
- Basic zoning categories are:
 - Agricultural
 - Residential
 - Institutional
 - Office
 - Commercial
 - Industrial
 - Mixed use



Source: Los Angeles Department of City Planning.

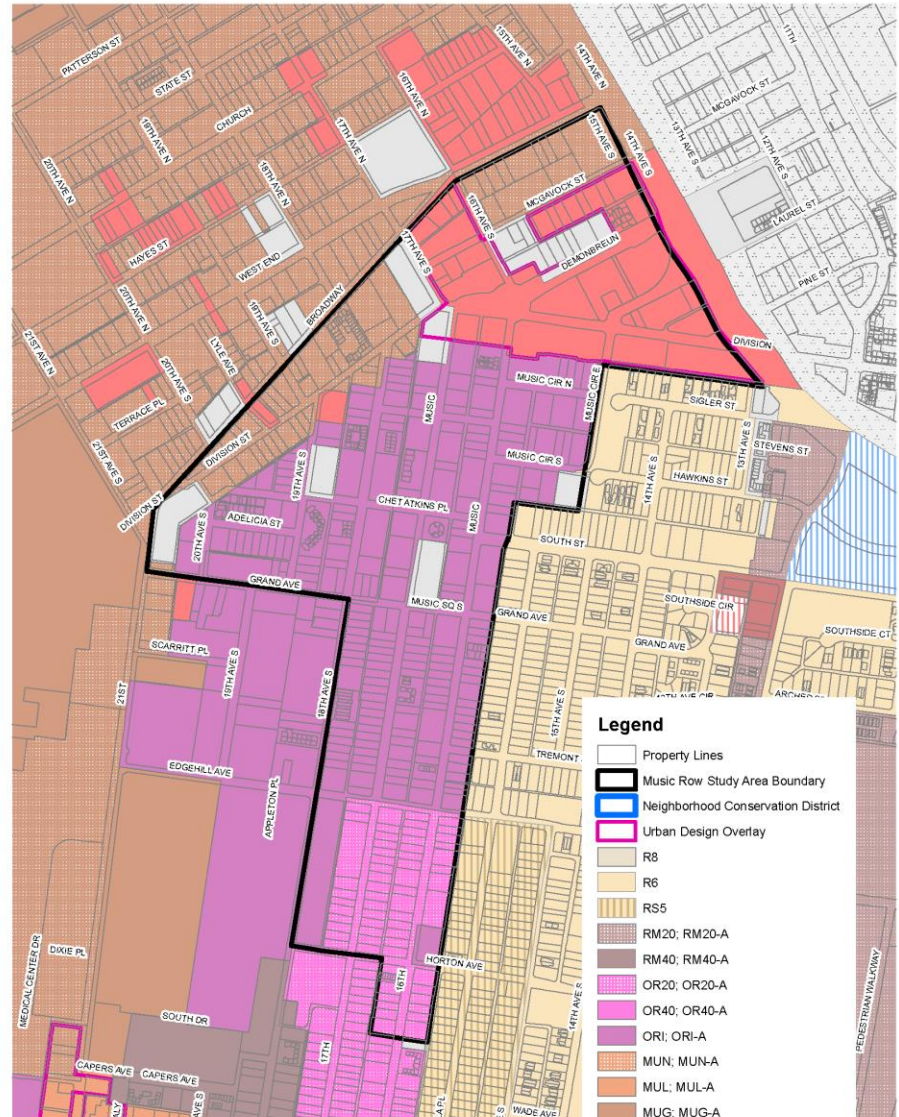
Zoning Overlays

- Overlays are added layer of regulatory zoning
- Types of Overlays:
 - Urban Design
 - Contextual
 - Institutional
 - Historic



Existing Zoning Districts in Music Row

- **OR20**, (Office and Residential, intended for office and/or residential multi-family uses up to 20 dwelling units per acre)
- **ORI**, (Office and Residential Intensive, intended for high intensity office and/or residential multi-family uses with limited retail)



Existing Zoning Districts in Music Row

District Abbreviation	District Name	Max Height @ Setback	Max Height in Build to zone	Build to Zone (A Districts)	Min. Stepback for Additional Height	Max Height (A Districts)	Slope of Height Control Plane	Max Floor Area Ratio (FAR)	Other
OR20	Office/Residential (20 units an acre)	30'	n/a	n/a	n/a	n/a	2.0' vertical for every 1' horizontal	0.80	No maximum FAR for multifamily
ORI	Office/Residential Intensive	65'	n/a	n/a	n/a	n/a	1.5' vertical for every 1' horizontal	3.00	
ORI-A	Office/Residential Intensive Alternative	n/a	65'	5-15'	15'	105'	n/a	3.00	

Zoning & Policy Summary

Zoning...

A set of regulations (law) mapped into districts that restricts use and types of buildings allowed on a property.

Policy...

A set of documents that guides Planning Commission in making decisions for future land use and zone change requests.



Part II:

Case Studies & Successful Zoning Tools



Robin Zeigler

Metro Historical Commission

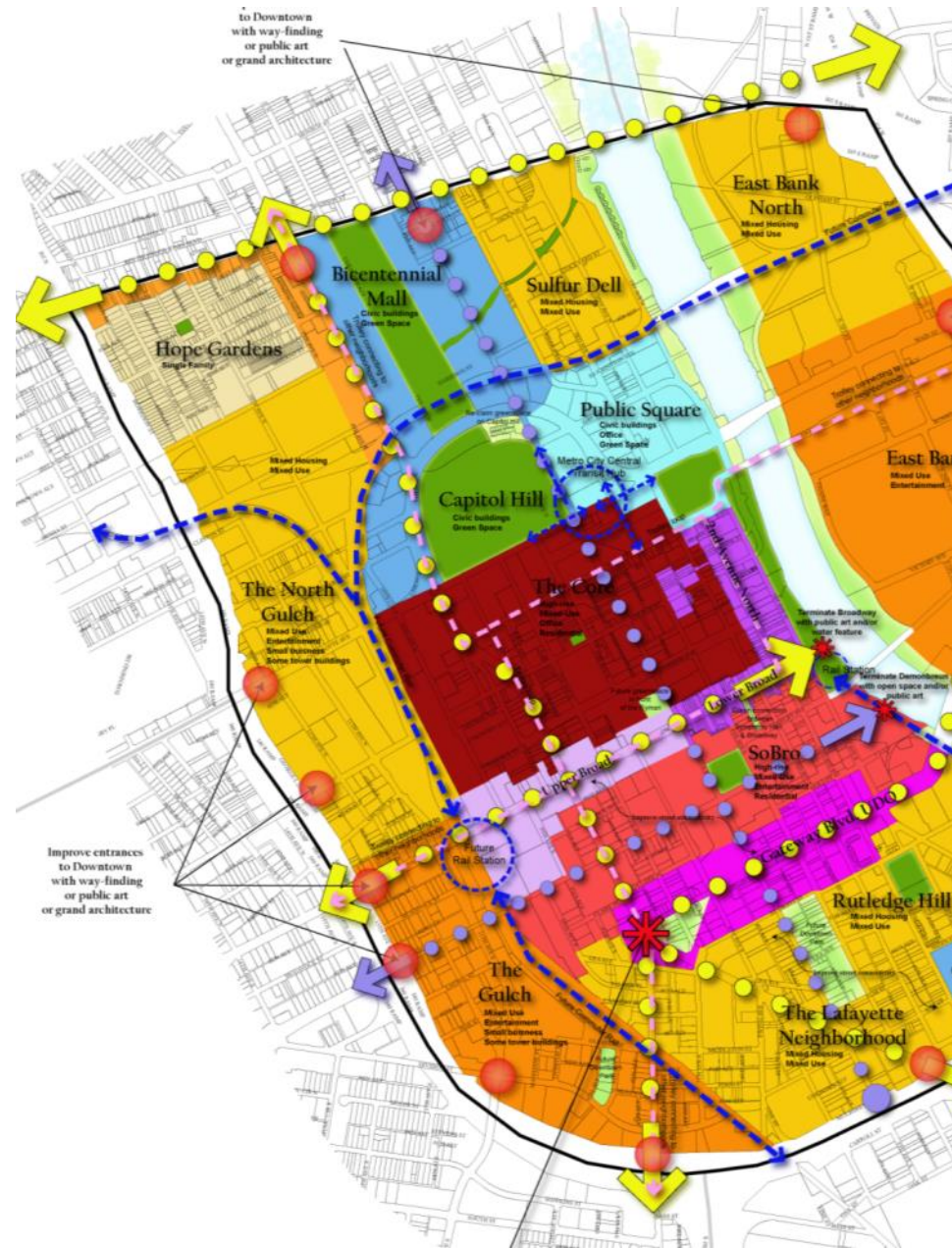
*(*for Robin's portion of the presentation,
Please see attachment on website)*

The Downtown Code

1. Planning Process
2. “DTC” Zoning District
3. Design Standards
4. Review Process
5. Review Committee

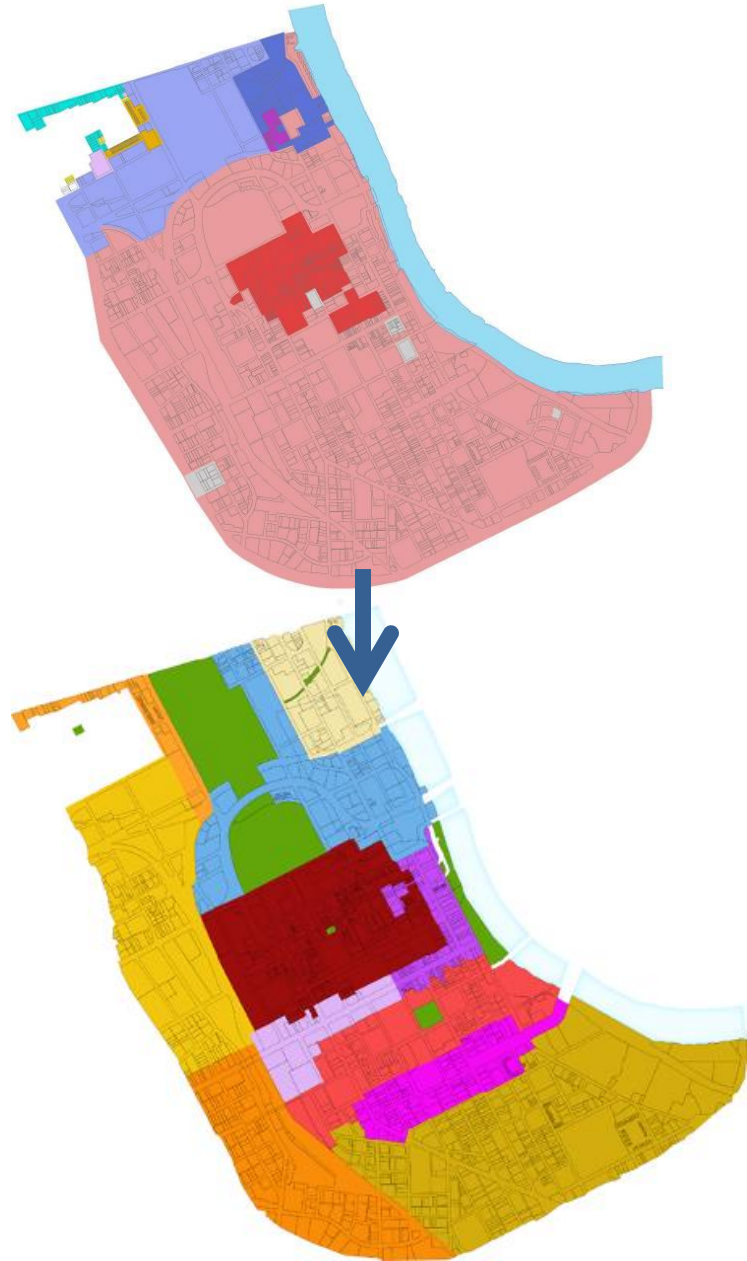
Downtown Code Planning Process

- **2007** - Community outreach built consensus for vision for Downtown Community Plan
- Resource Teams, Community Meetings, & Stakeholders set the stage for creation of DTC as a zoning tool to implement the vision
- **2010** – Planning Commission & Metro Council approve Downtown Code

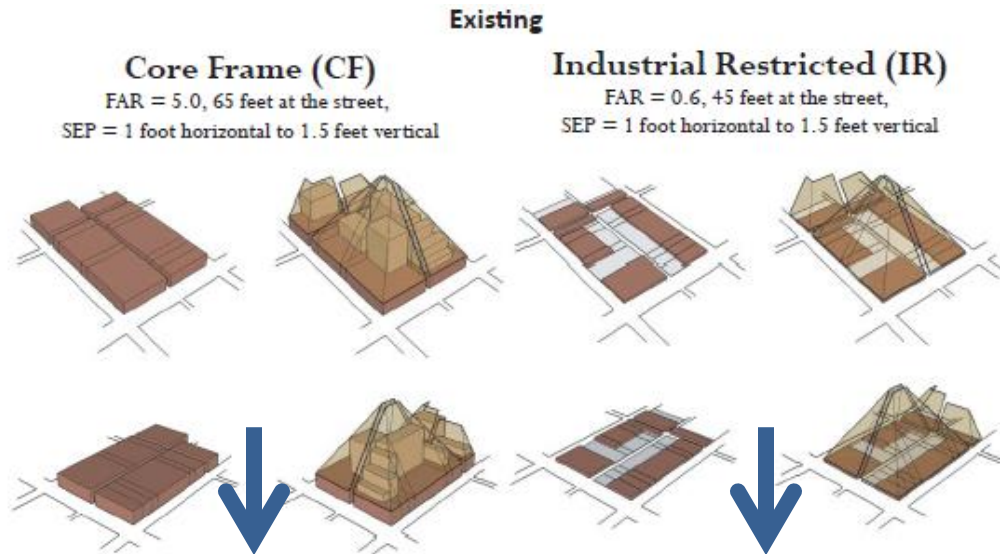


Downtown Code Rezoning

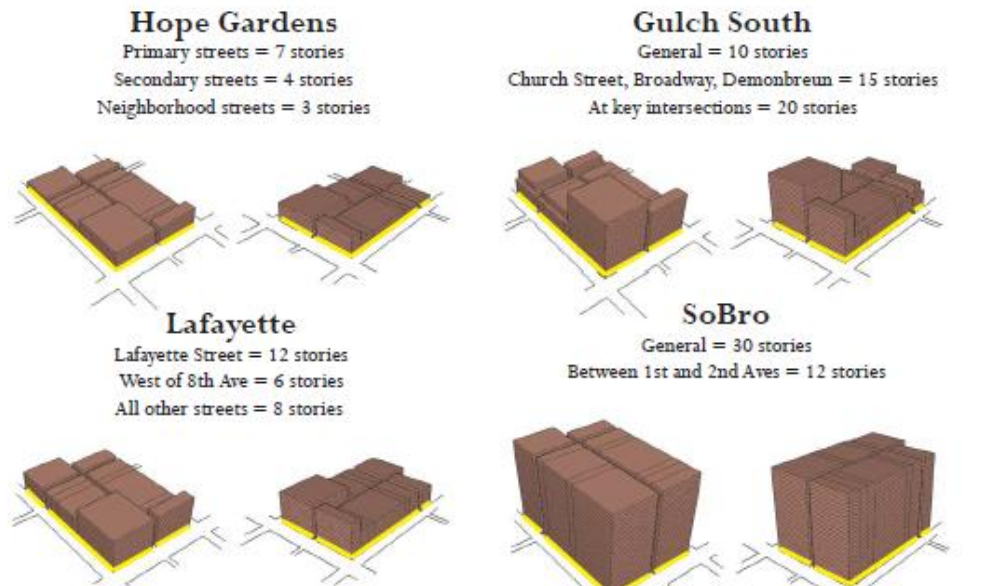
- Replaced the base zoning district for Downtown.
- Organized land use to produce a better outcome for distinct, urban, neighborhoods



Traditional Zoning has restrictions such as F.A.R. and Sky Exposure Planes



Form-based Zoning focuses on the built form and relation to the street



Downtown Code Design Standards

- Focuses on active streets
- General standards apply to all subdistricts
- Specific standards apply to neighborhood subdistricts

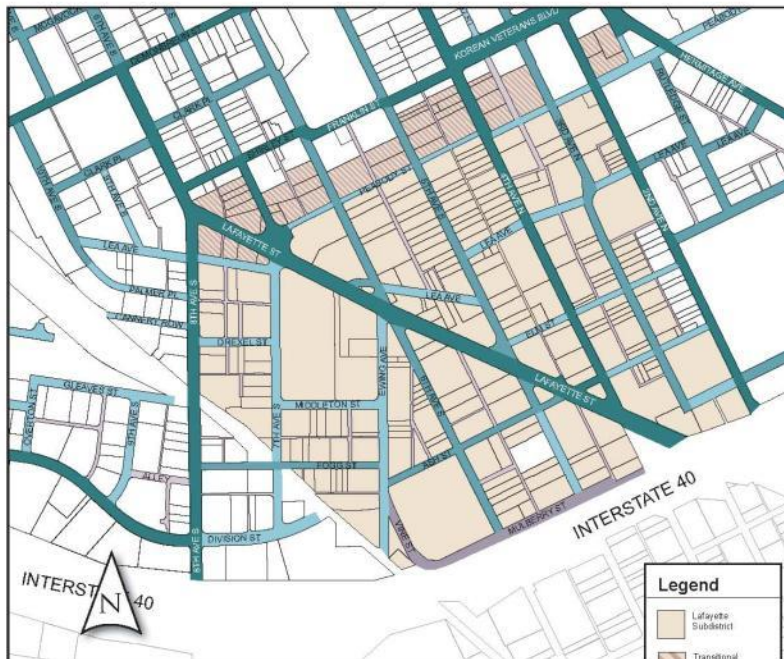


Downtown Code Design Standards

Sample page of subdistrict standards in the DTC:

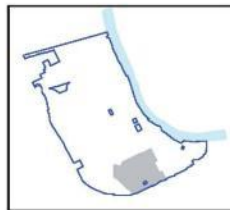
Section II: Subdistrict Standards

Lafayette Subdistrict: Regulating Plan



The Lafayette neighborhood is currently a primarily industrial and business services environment with strong transportation connections to the Gulch, SoBro, Midtown, and South Nashville neighborhoods. This neighborhood will likely retain many of the industrial and business service uses while accommodating a greater variety of uses. The neighborhood is primarily low-rise and should act as a transition from the height of the Core and SoBro to the single-family neighborhoods to the South.

Transitional properties that consolidate to have frontage on the boulevard shall be part of the SoBro Subdistrict. Transitional properties that do not consolidate to have frontage on the boulevard shall be part of the Lafayette Subdistrict.



Legend

- Lafayette Subdistrict
- Transitional Properties
- Primary Street
- Secondary Street
- Tertiary Street
- Other Street
- Alley

Section II: Subdistrict Standards

Lafayette Subdistrict: Building Regulations

Frontage

A Allowed Frontage Types with Required Build-to Zone

Primary Street	
• Storefront Frontage	0'-10'
• Stoop Frontage	5'-10'
Secondary Street	
• Storefront Frontage	0'-10'
• Stoop Frontage	5'-10'
• Porch Frontage	10'-15'
Tertiary Street	
• Storefront Frontage	0'-10'
• Stoop Frontage	5'-10'
• Porch Frontage	10'-15'

Industrial Frontage is allowed in this Subdistrict.

B Facade width

Primary Street	80% of lot frontage min.
Secondary Street	80% of lot frontage min.
Tertiary Street	60% of lot frontage min.

Remaining lot frontage may be used for pedestrian amenities and shall not be used for parking.

C Min. building depth

15' from building facade

A building liner is required surrounding parking structures on the ground floor facing public streets and Open Space.

Height

D Max.

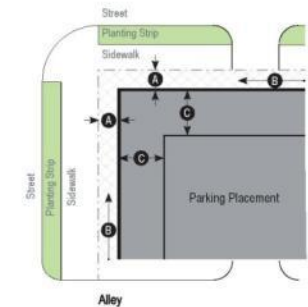
• On Lafayette St	12 stories
• Subdistrict general	8 stories

Additional height available through the Bonus Height Program

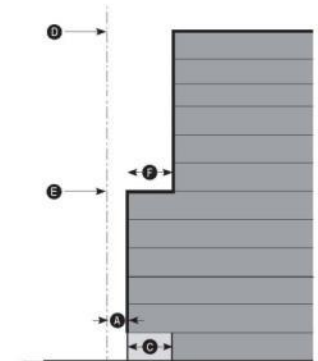
Step-back

Step-back required for all buildings fronting public streets

E Step-back after	6 stories
F Min. step-back depth	15'



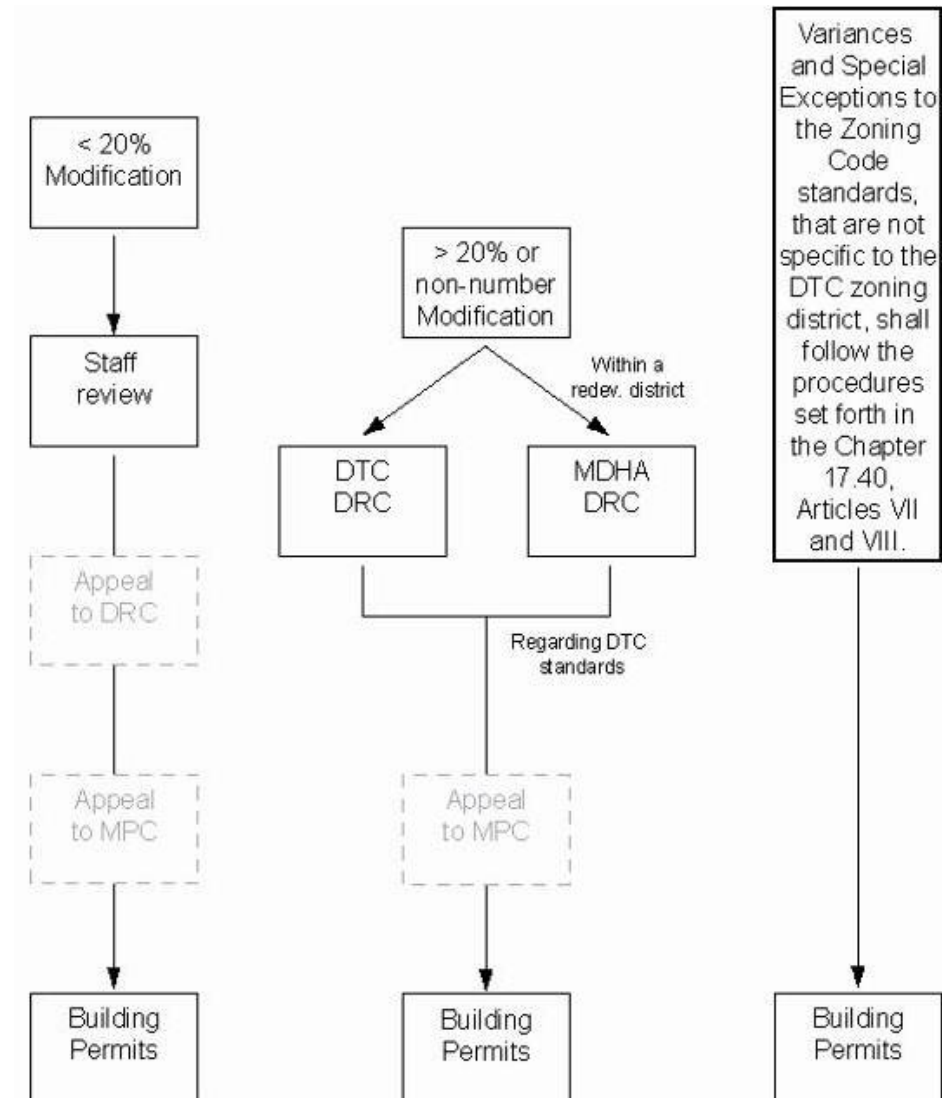
Building Plan



Building Section

Downtown Code Review Process

- Major modifications to design standards go through review process
- Planning staff writes a report to a DTC design review committee, *not Planning Commission*



Downtown Code Review Committee

- City appointed board
- Consists of eight (8) voting members
- 4-year term
- Majority are design professionals

One member nominated by each:

- Chamber of Commerce
- Civic Design Center
- Downtown Partnership
- Urban Residents Association

One member appointed by:

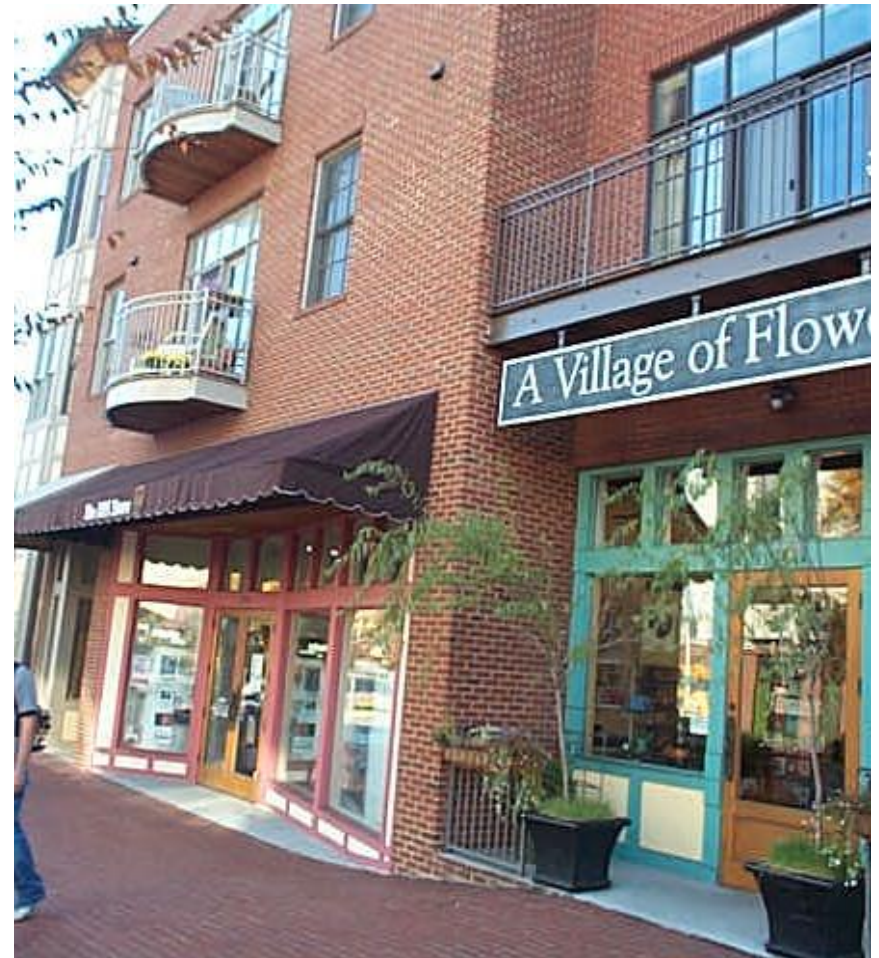
- Mayor
- Vice-Mayor, on behalf of Council
- Historical Commission
- Planning Commission

Hillsboro Village Urban Design Overlay

1. Planning Process
2. “UDO” District
3. Design Standards
4. Review Process
5. Review Committee

Hillsboro Village Planning Process

- Project Steering Committee formed
- “Vision Survey” gauged community preferences to produce guidelines
- **1999** – 1ST UDO adopted by Planning Commission and Metro Council



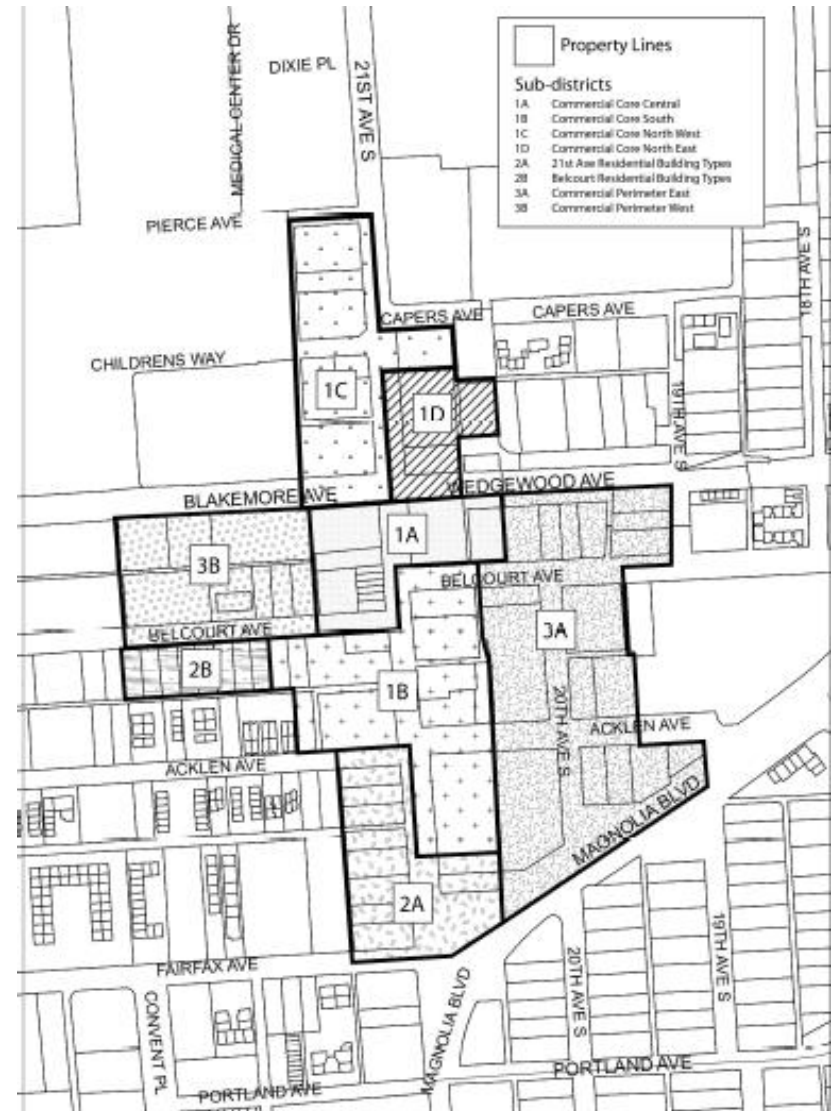
Hillsboro Village Planning Process

- **Purpose:** enhance special character of Hillsboro Village
- **Goals and Objectives:** ensure compatible (re)development with the Village as a whole



Hillsboro Village as an Overlay

- Zoning tool that requires specific design standards for a given area but does not regulate land use
- Design standards have the same force and effect as base zoning
- Aims to create a cohesive character



Hillsboro Village Design Standards

A UDO may regulate:

- Building placement, size, orientation and height
- Architectural design
- Site & landscaping
- Access, Parking, Service & Loading

A UDO does not regulate:

- Transportation
- Stormwater
- Park or Green Space
- Land use

Hillsboro Village Review Process

- All modifications to design standards go through review process
- Planning staff writes a report with a recommendation from the Hillsboro Village Advisory Committee prior to going to Planning Commission.

Hillsboro Village Review Committee

- Advisory Committee informs staff recommendation to Planning Commission
- Nine (9) voting members
- Representation includes:
 - Retail owner
 - Restaurant owner
 - Office or mixed use owner
 - Financial Institution owner
 - 2 Neighborhood association representatives
 - Vanderbilt University representative
 - Belmont United Methodist Church representative



Manuel Zeitlin

Manuel Zeitlin Architects
*(Hillsboro Village design review
committee member)*

Benefits of Establishing a Music Row Code

1. Review committee offers the community a voice in the process and oversight on development
2. Design standards would ensure consistency & predictable outcome with (re)development to help ensure a cohesive character
3. Could assist with how (re)development relates to historic structures
4. Provides a clearly defined and streamlined administrative process to developers, property owners, and design professionals
5. Built-in flexibility through a modification process
6. Studies demonstrate property values increase in areas with design standards



Part III: **Visioning Session**

Envisioning a Music Row Code

Would you support a Music Row Code?

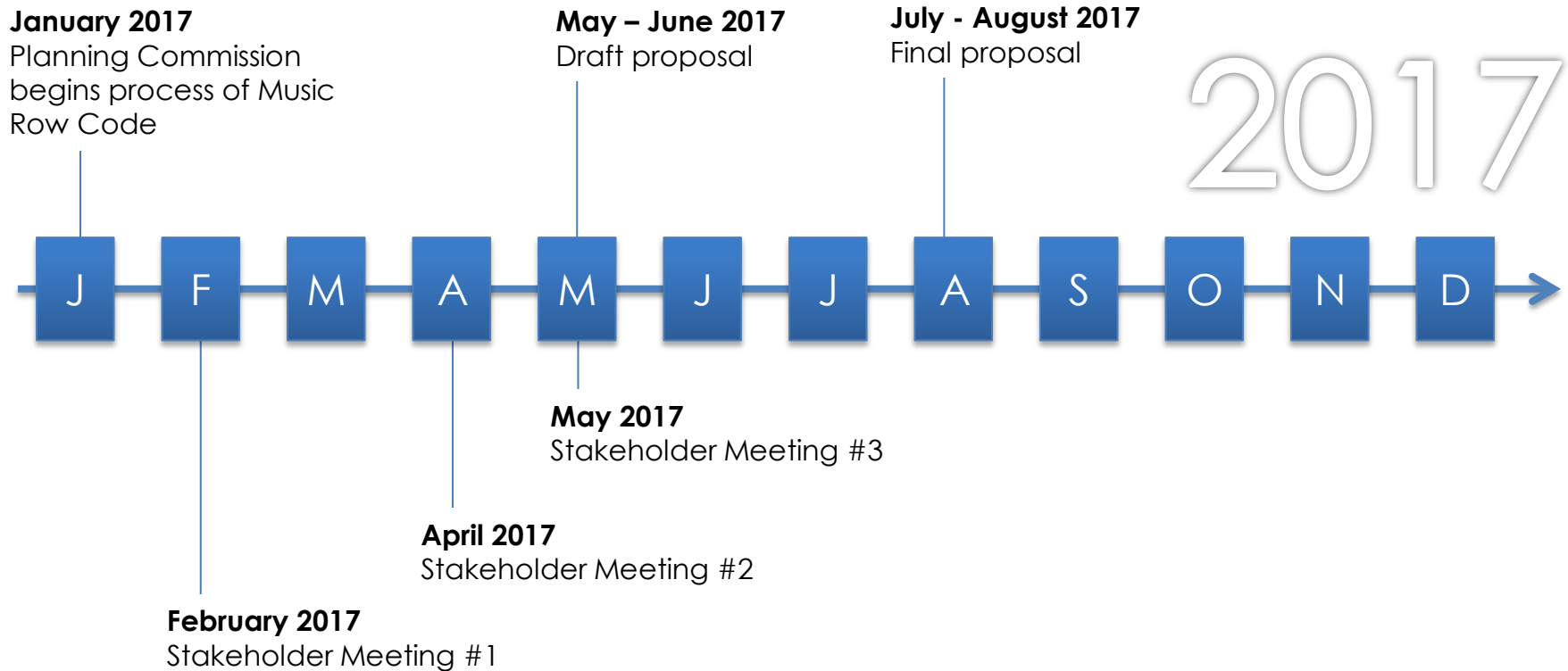
What should be the primary goal for a Music Row Code?

What should the structure, powers, and process entail for a Music Row Code?

What design standards would be appropriate for a Music Row Code?

Other considerations?

Planning Process Outlook



Next Steps

Next Stakeholder Meeting:
Tuesday, April 4th, 9AM

<http://www.nashville.gov/mpc>

Click on link for
Music Row Community Meeting updates